

**27/120 Duffield Road, Kallangur, Qld 4503**

**BRIDGEBURY**

**Sold House**

Thursday, 22 February 2024

27/120 Duffield Road, Kallangur, Qld 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 131 m2**

**Type: House**



Matthew Klauss  
0402346730

**\$480,000**

Calling all Investors, Amazing Opportunity Currently Returning \$510pw Nestled at 27/120 Duffield Road Kallangur, this townhouse, currently tenanted, represents a fantastic return in a prime location. Situated in the heart of convenience, just minutes walking distance to transport and shops, with local schools, daycares, and motorway access just moments away. Upon stepping inside, prepare to be pleasantly surprised. The first impression is one of spaciousness, as the open-plan living and dining area greets you with its cool, tiled floors and refreshing air conditioning. Natural light streams in through sliding doors that lead to your own private covered alfresco and outdoor courtyard - the ideal spot for sipping a cold beverage on a warm summer's day. The kitchen is a chef's haven, offering ample space across its benchtops and inside its cleverly designed cabinetry. Equipped with quality stainless appliances, it marries functionality with style seamlessly. Venturing upstairs, you'll discover three generous bedrooms, all equipped with built-in robes and ceiling fans. The master bedroom is a delightful retreat, featuring its very own modern en-suite bathroom. The generous main bathroom servicing the two additional bedrooms boasts a soothing bathtub for unwinding after a long day. Downstairs, practicality reigns supreme, with a single lock-up garage offering internal access. Additional convenience is provided by an internal laundry and powder room. As a bonus, the property boasts access to a gym + shared pool and BBQ area for relaxation and recreation. This property is currently tenanted for an amazing \$510pw with a lease until December this year. This represents a fantastic return on your investment. Body Corporate fees are approximately \$900 per quarter, which includes contributions to the sinking fund. We anticipate high interest, Waste no time; register your enquiry with Matthew Klauss today at 0402 346 730. **\*WHAT THE OWNER SAYS\*** This property has been an incredible investment throughout the years, delivering outstanding returns. The location is truly exceptional, and the quality of tenants has been perfect. However, as I embark on new life plans, I've decided it's time to pass the torch to the next fortunate owner or savvy investor. **Disclaimer** - We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.